

ARTICLE 60 - GREATER MATTAPAN NEIGHBORHOOD DISTRICT^[1]

IN GENERAL

Section 60-1. - Statement of Purpose, Goals, and Objectives.

The purpose of this Article is to establish the zoning regulations for a neighborhood plan for the Greater Mattapan Neighborhood District. The goals and objectives of this Article and the Greater Mattapan Neighborhood Plan are to provide adequate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to promote mixed-income residential development; to provide for affordable and market rate housing for individuals and families; to promote a viable neighborhood economy, and provide for new economies and expansion of job opportunities; to provide for the well-planned development of institutions to enhance their public service and economic development role in the neighborhood; to preserve, enhance, and create open space; to protect the environment and improve the quality of life; to promote the most desirable use of land in accordance with the Greater Mattapan Neighborhood Plan; and to promote the public safety, health, and welfare of the people of Boston.

(As amended on March 3, 2008.)

Section 60-2. - Recognition of the Greater Mattapan Neighborhood Plan.

The Commission shall recognize the Greater Mattapan Neighborhood Plan, when adopted by the Boston Redevelopment Authority, following approval by the Greater Mattapan Planning and Zoning Advisory Committee, as the general plan for the Greater Mattapan Neighborhood District. The Greater Mattapan Neighborhood Plan, when approved, also shall serve as the portion of the general plan for the City of Boston applicable to the Greater Mattapan Neighborhood District. This Article is an integral part of, and one of the means of implementing, the Greater Mattapan Neighborhood Plan, the preparation of which is pursuant to Section 70 of Chapter 41 of the General Laws, Section 652 of the Acts of 1960, and Section 3 of Chapter 4 of the Ordinances of 1952.

Section 60-3. - Physical Boundaries.

The provisions of this Article are applicable only in the Greater Mattapan Neighborhood District. The boundaries of the Greater Mattapan Neighborhood District and its subdistricts are as shown on the maps numbered Maps 8A, 8B, and 8C, entitled "Greater Mattapan Neighborhood District," all of the series of maps entitled "Zoning Districts City of Boston," as amended.

Section 60-4. - Applicability.

This Article, together with the rest of this Code, constitutes the zoning regulation for the Greater Mattapan Neighborhood District and applies as specified in Section 4-1 regarding the conformity of buildings and land to this Code. Zoning relief in the form of exceptions from the provisions of this Article pursuant to Article 6A is not available, except to the extent expressly provided in this Article or in Article 6A. Where conflicts exist between the provisions of this Article and the remainder of this Code, the provisions of this Article shall govern. Except where specifically indicated to the contrary in this Article, the provisions of this Article supersede Section 8-7 and Articles 13 through 24 of this Code for the Greater Mattapan Neighborhood District. A Proposed Project, however, is exempt from the provisions of this Article, and is governed by the rest of this Code, if application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this Article, and (1) no Zoning Relief is required, or (2) any required Zoning Relief has been or thereafter is granted by the Board of Appeal; provided that construction work under such building permit, or occupancy under such occupancy permit, as the case may be, is commenced within six (6) months of the date of such permit and proceeds in good faith continuously so far as is reasonably practicable under the circumstances.

Section 60-5. - Prohibition of Planned Development Areas.

Within the Greater Mattapan Neighborhood District, no Planned Development Area shall be permitted, except as expressly provided for in Section 60-29.

Section 60-6. - Community Participation.

This Article has been developed with the extensive participation of the Greater Mattapan Planning and Zoning Advisory Committee and the Boston State Hospital Citizens Advisory Committee, together with civic and neighborhood associations, business and trade groups, and residents. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that role, the Greater Mattapan Planning and Zoning Advisory Committee, the Boston State Hospital Citizens Advisory Committee, and the Mattapan civic and neighborhood associations, business and trade groups, and residents shall continue to play an ongoing role in advising the City on land use planning for Mattapan.

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

Section 60-7. - Establishment of Residential Subdistricts.

This [Section 60-7](#) establishes Residential Subdistricts within the Greater Mattapan Neighborhood District. The purpose of the Residential Subdistricts is to maintain, enhance, and promote the character of residential neighborhoods in terms of density, housing type, and design; to provide for low- and medium-density multifamily housing appropriate to the existing built environment; and to encourage appropriate development that enhances the Residential Subdistricts while preventing overdevelopment.

The following Residential Subdistricts are established:

1. **One-Family Residential ("1F") Subdistricts.** The One-Family Residential ("1F") Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 1F Subdistrict, the maximum number of Dwelling Units allowed in a single Building is one (1).
2. **Two-Family Residential ("2F") Subdistricts.** The Two-Family Residential ("2F") Subdistricts are established to preserve, maintain, and promote low density two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a [2F](#) Subdistrict, the maximum number of Dwelling Units allowed in a single Building is two (2).
3. **Three-Family Residential ("3F") Subdistricts.** The Three-Family Residential ("3F") Subdistricts are established to preserve low density three-family areas with a variety of housing types appropriate to the existing fabric, including one-, two-, and three-family Dwellings, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 3F Subdistrict, the maximum number of Dwelling Units allowed in a single Building, including a Town House Building or Row House Building, is three (3).
4. **Multifamily Residential ("MFR") Subdistricts.** The Multifamily Residential ("MFR") Subdistricts are established to encourage medium density multifamily areas with a variety of allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.

Section 60-8. - Use Regulations Applicable in Residential Subdistricts.

Within the Residential Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table A of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of [Article 6](#). Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location.

Additional Dwelling Unit. Within the Greater Mattapan Neighborhood District, an Additional Dwelling Unit, as defined in [Section 60-45](#), shall be subject to the Use Regulations set forth in Table A of this Article; however said Additional Dwelling Unit shall be an Allowed Use where it may otherwise be Conditional or Forbidden provided that it is the addition of no more than one (1) dwelling unit to the existing structure; and shall be exempt from all requirements of this Code provided that the Additional Dwelling Unit does not involve any bump out, extension or construction to the existing envelope of the structure which results in the addition of Gross Floor Area and that the residential structure to which the conversion is occurring is owner-occupied and registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion. An Additional Dwelling Unit may be established in the Greater Mattapan Neighborhood District for a time period not to exceed eighteen (18) months from the effective date of this [Section 60-8](#).

([Text Amd. No. 416, § 55a., 7-2-2015](#); [Text Amd. No. 428, § 3A., 11-9-2017](#))

Section 60-9. - Dimensional Regulations Applicable in Residential Subdistricts.

1. **Lot Area, Lot Width, Lot Frontage, Usable Open Space, Yard, Building Height and FAR Requirements.** The minimum Lot Area, Lot Width, Lot Frontage, Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Lot in a Residential Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table D of this Article.
2. **Lot Frontage.** Within the One-Family Residential ("1F") Subdistricts, Two-Family Residential ("2F") Subdistricts, and Three-Family Residential ("3F") Subdistricts, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table D of this Article for such Lot, and, in addition, each Detached Dwelling, Semi-Attached Dwelling, Row House Building, and Town House Building on a Lot shall have a minimum frontage on a Street not less than such minimum Lot Width.
3. **Location of Main Entrance.** Within the Residential Subdistricts, the main entrance of a Dwelling should face the Front Lot Line. If the main entrance does not face a Street, the building should be designed to provide visual clues, such as a porch or covered walkway, that direct one to the main entrance.

REGULATIONS APPLICABLE IN ENTERPRISE PROTECTION SUBDISTRICTS

Section 60-10. - Establishment of Enterprise Protection Subdistricts.

This [Section 60-10](#) establishes Enterprise Protection ("EP") Subdistricts in the Greater Mattapan Neighborhood District. The Enterprise Protection Subdistricts are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Mattapan.

The following Enterprise Protection Subdistricts are established:

1. Boston State Hospital Enterprise Protection Subdistrict

Section 60-11. - Use Regulations Applicable in Enterprise Protection Subdistricts.

Within the Enterprise Protection Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of [Article 6](#). Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location.

([Text Amd. No. 416, § 55b., 7-2-2015](#))

Section 60-12. - Dimensional Regulations Applicable in Enterprise Protection Subdistricts.

The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in an Enterprise Protection Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table E of this Article.

Section 60-13. - Site Plan Approval Requirement.

In order to assure that any significant new development within an Enterprise Protection Subdistrict occurs in a manner that is protective of its special natural and scenic features in accordance with a plan considering the most desirable land uses for such area, requirements for Boston Redevelopment Authority review of site plans for Proposed Projects in Enterprise Protection Subdistricts apply as provided in Article 80 for the Site Plan components of Large Project Review and Small Project Review, pursuant to [Section 80B-2](#) (Applicability of Large Project Review) and [Section 80E-2](#) (Applicability of Small Project Review), respectively.

REGULATIONS APPLICABLE IN OPEN SPACE SUBDISTRICTS

Section 60-14. - Establishment of Open Space Subdistricts.

This [Section 60-14](#) establishes Open Space ("OS") Subdistricts in the Greater Mattapan Neighborhood District. The purpose of the Open Space Subdistricts is to enhance the quality of life for Mattapan's residents by protecting open space resources. Any Lot within any Open Space Subdistrict is subject to the applicable provisions of this Code, including without limitation [Article 33](#) (Open Space Subdistricts). The Open Space Subdistricts designated in the Greater Mattapan Neighborhood District are listed in Table 1 of this Section 60-14 and are of the following types:

1. **Air-Right Open Space (OS-A) Subdistrict.** Air-Right Open Space Subdistricts shall consist of land used as Transit Corridors owned by a Public Agency. Air-Right Open Space Subdistrict regulations as established in [Section 33-16](#) shall apply to the development of spaces over such Transit Corridors.
2. **Cemetery Open Space (OS-CM) Subdistrict.** Cemetery Open Space Subdistricts are designated for interment uses and are subject to the provisions of [Section 33-14](#).
3. **Parkland Open Space (OS-P) Subdistrict.** Parkland Open Space Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sitting areas. Such land may include Vacant Public Land. Parkland Open Space Subdistricts are subject to the provisions of [Section 33-9](#).
4. **Recreation Open Space (OS-RC) Subdistrict.** Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof. Recreation Open Space Subdistricts are subject to the provisions of [Section 33-10](#).
5. **Urban Wild Open Space (OS-UW) Subdistrict.** Urban Wild Open Space Subdistricts shall consist of land not in the City's park system that includes such features as undeveloped hills, rock outcroppings, quarries, woodlands, meadows, scenic views, inland waters, freshwater wetlands, flood plains, wildlife habitat, or any estuary, creek, river, stream, pond, or lake, or any land under said waters. Urban Wild Open Space Subdistricts are subject to the provisions of [Section 33-12](#).

TABLE 1 Open Space Subdistricts in the Greater Mattapan Neighborhood District

Designation	Location/Name
Cemetery	St. Michael's Cemetery
	St. Mary's Cemetery
Greenbelt Overlay	Morton Street (Boston State Hospital)

Parkland	Franklin Park
	Harambee Field
	Almont Park
	Ryan Playground
	Kennedy (Charles) Playground
	Waldor Playground
	Erie-Ellington Playground
	Hazel Park
Urban Gardens	Austin Farm Community Garden
	(Boston State Hospital)
Urban Wilds	Gladeside I
	Blue Hill Rock
	Willowood Rock
	Morton Street (Boston State Hospital)

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

Section 60-15. - Establishment of Neighborhood Business Subdistricts.

This Section 60-15 establishes Neighborhood Business Subdistricts within the Greater Mattapan Neighborhood District. There are three types of Neighborhood Business Subdistricts in the Greater Mattapan Neighborhood District: Local Convenience ("LC") Subdistricts, providing convenience goods and services for the immediate neighborhood and pedestrians; Neighborhood Shopping ("NS") Subdistricts, providing convenience goods and services to the larger neighborhood; and Community Commercial ("CC") Subdistricts, providing a diversified commercial environment serving larger markets. The NS Subdistricts are further divided into NS-1 and NS-2 Subdistricts, the latter of which allows for moderately greater height and FAR. All three types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses that provide essential goods and services as well as jobs and entrepreneurial opportunities for the Greater Mattapan community.

The following Neighborhood Business Subdistricts are established:

1. Franklin Park Local Convenience (LC) Subdistrict
2. Talbot Avenue Local Convenience (LC) Subdistrict
3. Blue Hill Avenue Neighborhood Shopping (NS-1) Subdistrict
4. Blue Hill Center Neighborhood Shopping (NS-2) Subdistrict
5. Morton Village Neighborhood Shopping (NS-2) Subdistrict
6. Morton/Blue Hill Avenue Neighborhood Shopping (NS-2) Subdistrict
7. Mattapan Square Community Commercial (CC) Subdistrict

(As amended on March 3, 2008.)

Section 60-16. - Use Regulations Applicable in Neighborhood Business Subdistricts.

Within the Neighborhood Business Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table B for the proposed location of such use is

forbidden in such location.

(Text Amd. No. 416, § 55c., 7-2-2015)

Section 60-17. - Dimensional Regulations Applicable in Neighborhood Business Subdistricts.

The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table F of this Article.

REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

Section 60-18. - Establishment of Local Industrial Subdistricts.

This Section 60-18 establishes Local Industrial ("LI") Subdistricts within the Greater Mattapan Neighborhood District. The purpose of the Local Industrial Subdistricts is to encourage the preservation of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Greater Mattapan Neighborhood District.

The following Local Industrial Subdistricts are established:

1. Mildred Avenue Local Industrial Subdistrict
2. New England Avenue Local Industrial Subdistrict

Section 60-19. - Use Regulations Applicable in Local Industrial Subdistricts.

Within the Local Industrial Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location.

(Text Amd. No. 416, § 55d., 7-2-2015)

Section 60-20. - Dimensional Regulations Applicable in Local Industrial Subdistricts.

The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Local Industrial Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table G of this Article.

REGULATIONS APPLICABLE IN COMMUNITY FACILITIES SUBDISTRICTS

Section 60-21. - Establishment of Community Facilities Subdistricts.

This Section 60-21 establishes Community Facilities ("CF") Subdistricts within the Greater Mattapan Neighborhood District. The purpose of the Community Facilities Subdistricts is to encourage the development and expansion of important community-based facilities in the Greater Mattapan Neighborhood District that provide educational, health, and cultural services to the community and are an important part of the fabric of the Greater Mattapan community.

The following Community Facilities Subdistricts are established:

1. Boston Specialty Rehabilitation Community Facilities (CF) Subdistrict
2. American Legion Highway Community Facilities (CF) Subdistrict

Section 60-22. - Use Regulations Applicable in Community Facilities Subdistricts.

Within a Community Facilities Subdistrict, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location.

(Text Amd. No. 416, § 55e., 7-2-2015)

Section 60-23. - Dimensional Regulations Applicable in Community Facilities Subdistricts.

The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in a Community Facilities Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table G of this Article.

REGULATIONS APPLICABLE IN NEIGHBORHOOD INSTITUTIONAL SUBDISTRICTS

Section 60-24. - Establishment of Neighborhood Institutional Subdistricts.

This Section 60-24 establishes Neighborhood Institutional Subdistricts within the Greater Mattapan Neighborhood District. The purpose of the Neighborhood Institutional Subdistricts is to identify major Institutional uses within residential neighborhoods and to provide regulations that will allow small-scale Institutional projects to proceed as of right, while requiring review of larger Institutional projects to ensure that such projects proceed in a manner that is sensitive to and preserves the quality of life of the surrounding residential neighborhoods.

The following Neighborhood Institutional Subdistricts are established:

1. Lemuel Shattuck Hospital Neighborhood Institutional Subdistrict

Section 60-25. - Use Regulations Applicable in Neighborhood Institutional Subdistricts.

Within the Neighborhood Institutional Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location.

(Text Amd. No. 416, § 55f., 7-2-2015)

Section 60-26. - Dimensional Regulations Applicable in Neighborhood Institutional Subdistricts.

The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Institutional Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table G of this Article.

REGULATIONS APPLICABLE IN OVERLAY DISTRICTS

Section 60-27. - Establishment of Greenbelt Protection Overlay Districts.

This Section 60-27 establishes Greenbelt Protection Overlay Districts ("GPOD") in the Greater Mattapan Neighborhood District. The following Greenbelt Roadways and their adjacent areas between the boundary lines shown on Map 8D and 8E are designated Greenbelt Protection Overlay Districts.

1. Morton Street GPOD

Any Lot within a GPOD is subject to the provisions of this Article and Code applicable to the subdistrict within which it is located and to the provisions of Article 29 (Greenbelt Protection Overlay Districts).

Section 60-28. - Establishment of Urban Agriculture Overlay Districts.

This section 60-28 establishes Urban Agriculture Overlay Districts ("UAOD") as overlays to underlying subdistricts within the Greater Mattapan Neighborhood District. UAODs are established to improve public health and environmental sustainability and promote economic development by supporting the local production of fresh food. UAODs shall consist of land appropriate for and limited to: a) the cultivation of plants, herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing and harvesting of any agricultural, floricultural or horticultural commodity and, b) composting (the accelerated biodegradation and stabilization of organic material under controlled conditions for beneficial garden use) only of materials produced on site. The cultivation of any and all edible produce shall comply with all applicable federal, state and city requirements. All use regulations, dimensional regulations, and other provisions applicable to the underlying subdistricts are applicable within UAODs.

(Text Amd. No. 375, § 2a., 11-16-11)

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

Section 60-29. - Establishment of Areas Within Which Planned Development Areas May be Permitted.

Planned Development Area ("PDAs"), as described in Section 3-1A.a, are permitted within an Enterprise Protection Subdistrict. PDAs are not permitted elsewhere in the Greater Mattapan Neighborhood District.

The purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Greater Mattapan community, including the creation of new job opportunities; to allow for the diversification and expansion of Boston's and Greater Mattapan's economy through manufacturing, commercial, and scientific research and development uses; to encourage economic

development while ensuring public benefits and quality urban design by providing planning and design controls; to encourage economic development and commercial, manufacturing, and industrial expansion; and to protect the significant open space and significant natural features of areas in an Enterprise Protection Subdistrict.

Section 60-30. - Planned Development Areas: Use and Dimensional Regulations.

1. **Use Regulations.** A Proposed Project within a PDA shall comply with the use regulations applicable to the underlying subdistrict for the location of the Proposed Project, except as those regulations are expressly modified by an approved Development Plan.
2. **Dimensional Regulations.** The dimensional requirements for a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan, provided that the Building Height, Floor Area Ratio (FAR), and number of dwelling units per acre for such Proposed Project shall not exceed the limits set forth in Table 2, below:

TABLE 2 Greater Mattapan Neighborhood District Planned Development Areas Maximum Building Heights, Floor Area Ratios, and Number of Dwelling Units Per Acre

Maximum Building Height	FAR	Maximum No. of Dwelling Units/Acre
65'	0.5	15 dwelling units/acre

(As amended on February 15, 2006.)

Section 60-31. - Planned Development Area Review Requirement.

Requirements for the approval of Planned Development Area Development Plans and Master Plans, and for the approval of Proposed Projects in Planned Development Areas, are set forth in Article 80 for Planned Development Area Review.

Section 60-32. - Planned Development Areas: Public Benefits.

The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the requirement of Section 80C-4 (Standards for Planned Development Area Review) for consistency with the applicable planning and development criteria of this Article if the Development Plan proposes a plan for public benefits, including one or more of the following: (a) diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; or (b) creation of new job opportunities and establishment of educational facilities, career counseling, or technical assistance providing instruction or technical assistance in fields related to such jobs; or (c) improvements to the aesthetic character of the development site and its surroundings, which may include the provision of open space improvements, including open space connections to the Emerald Necklace open space system and the Franklin Park, the provision of street trees and other improvements that enhance open space, the improvement of the urban design characteristics of the site and its surroundings, and the enhancement of existing open space or the creation of new open space.

ESTABLISHMENT OF GATEWAY DEVELOPMENT AREA OVERLAY DISTRICTS

Section 60-33. - Establishment of Gateway Development Area Overlay Districts.

Owing to their prominent locations at major entrances to the neighborhood, two areas within the Greater Mattapan Neighborhood District have been identified as "Gateway Development Areas": the Mattapan Gateway Area and the Cummins Highway Gateway Area. The Mattapan Gateway Area is located within the Neighborhood Shopping subdistrict along the east side of Blue Hill Avenue between Landor Road and Frontenac Street and along the west side of Blue Hill Avenue between Deering Road and Rhoades Street. The Cummins Highway Gateway Area is located along Cummins Highway, bordered by the MBTA tracks to the north and Regis Road to the south. The purpose of the Gateway Development Area Overlay Districts is to provide zoning regulations that allow for the development of buildings that serve as distinctive visual cues to signify the entrance to the commercial areas of Mattapan.

A Proposed Project within either the Mattapan Gateway Area or the Cummins Gateway Area is allowed an as-of-right Building Height of forty-five (45) feet and an as-of-right Floor Area Ratio (FAR) of two (2), and shall be permitted a Building Height of fifty-five (55) feet and an as-of-right FAR of four (4) if such Proposed Project is subject to or shall elect to comply with Large Project Review, and has received a Certification of Compliance pursuant to Section 80B-6.

(As inserted on March 3, 2008.)

ESTABLISHMENT OF RESIDENTIAL DEVELOPMENT INCENTIVES

Section 60-34. - Establishment of Residential Development

Incentives. This Section 60-34 establishes Residential Development Incentives to encourage mixed-use commercial and residential development in appropriate commercial areas of Mattapan. The goal of promoting mixed-use development, including affordable housing opportunities, is to serve the housing and economic development needs of the community by providing support for local businesses and increasing pedestrian activity. The following provisions shall be applicable within the Greater Mattapan Neighborhood District, notwithstanding any contrary provision of this Article or Code, except as specified in Section 60-35, below.

Both of the following bonuses are available independently to any Proposed Project, and any Proposed Project is eligible to combine the benefits of each:

1. **Residential Height and FAR Bonus.** Any Proposed Project in which (a) more than fifty percent (50%) of the Gross Floor Area included, without taking into account any additional Gross Floor Area permitted pursuant to this section, is devoted to Residential Uses, and (b) no less than fifteen percent (15%) of all Dwelling Units included qualify as Affordable Housing, shall be permitted an increase in the allowed Building Height of ten (10) feet, and an increase in the allowed FAR of 0.5, provided that any increase in Gross Floor Area resulting from the application of this section shall be allocated to Residential Uses.
2. **Additional Affordable Housing Bonus.** Any Proposed Project in which (a) more than fifty percent (50%) of the Gross Floor Area included, without taking into account any additional Gross Floor Area permitted pursuant to this section, is devoted to Residential Uses, and (b) no less than five percent (5%) of any Dwelling Units included qualify as Affordable Housing, shall be permitted an FAR bonus of up to .25, provided that any increase in Gross Floor Area resulting from the application of this section shall be allocated to Residential Uses.

Section 60-35. - Applicability of Residential Development Incentives.

The Residential Development Incentives are available only to Proposed Projects that are required to or elect to comply with Large or Small Project Review and have received a Certification of Compliance pursuant to Section 80B-6 or a Certification of Approval pursuant to Section 80E-6. The Residential Development Incentives are applicable within the following subdistricts:

1. Blue Hill Center Neighborhood Shopping (NS-2) Subdistrict;
2. Morton Village Neighborhood Shopping (NS-2) Subdistrict; and
3. Mattapan Square Community Commercial (CC) Subdistrict.

(As inserted on March 3, 2008.)

REGULATIONS GOVERNING DESIGN

Section 60-36. - Design Review and Design Guidelines.

1. **Applicability of Design Review.** To ensure that growth in the Greater Mattapan Neighborhood District is compatible with the character of the buildings and urban design features of the neighborhood, design review is required for certain Proposed Projects through Large Project Review (Urban Design Component) or Small Project Review (Design Component), pursuant to Article 80 of this Code.

To determine whether a Proposed Project is subject to Large Project Review, see Section 80B-2 (Applicability of Large Project Review).

To determine whether a Proposed Project is subject to Small Project Review, see Section 80E-2.1 (Applicability of Small Project Review: Design Component) and this Section 60-36.1.

In addition to those Proposed Projects described in Section 80E-2.1, the following Proposed Projects are subject to the Design Component of Small Project Review, pursuant to paragraph (b)(iv) (Design Review Required by Underlying Zoning) of said Section 80E-2.1:

- (a) **Certain Projects in Neighborhood Business Subdistricts.** Within the Neighborhood Business Subdistricts, any Proposed Project for the erection or extension of a Building with a gross floor area of three hundred (300) or more square feet, or for an exterior alteration to change the Building massing or the size, shape, or location of door or window openings, where such exterior alteration affects three hundred (300) or more square feet of exterior wall area, if such new Building, extension, or exterior wall alteration is visible from any public street or public open space.
2. **Design Guidelines.** This Section 60-36.2 establishes the following design guidelines for the Greater Mattapan Neighborhood District:
 - (a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.
 - (b) Vehicular access and egress to and from a site should minimize traffic impacts on the adjacent roadways and provide safe visual access for drivers and pedestrians.
 - (c) Parking, storage, and disposal areas should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary. Wherever practicable, such areas should be located behind buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.
 - (d) New or rehabilitated residential buildings should reflect and complement the patterns of height, siting, and architectural character of the surrounding residential structures. The removal or alteration of any historic architectural feature is discouraged.
 - (e) New or rehabilitated commercial buildings should reflect and complement the patterns of height, siting, and architectural character of

historically distinctive commercial buildings in the surrounding area.

- (f) For industrial buildings, siting and design of new construction and rehabilitation of existing buildings should be compatible with pedestrian activity. Where the provision of windows in the Street Wall is impracticable, articulation of the Street Wall by other means is encouraged. Where a Front Yard is required between the sidewalk edge and the Street Wall, such Front Yard should include an adequate landscaped buffer.
- (g) In the rehabilitation of residential or commercial buildings, deteriorated architectural features should be repaired rather than replaced, wherever possible and appropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, where appropriate, on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.
- (h) Contemporary design for residential structures shall not be discouraged, if such design is compatible with the size, material, and character of the surrounding neighborhood environment.
- (i) New residential construction should reflect the traditional location and relationship of buildings on their sites. This includes setbacks from streets, spacing among buildings, and orientation of façades to the street and neighboring structures. A façade facing a Street should not consist of blank walls without windows. In addition, the location of buildings should respect significant landscape features on the site.
- (j) New residential construction should respect the standards of scale of existing residential construction in order to maintain the subdistrict's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.
- (k) Open spaces, building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows facing onto pedestrian areas, should be avoided to the extent practicable in building design. Consistency with the established local structure should be considered in the design of cornice and roof lines and wall articulation, including the design of bays and fenestration.
- (l) Storefronts and display windows should be open and welcoming to the shopper and stroller. façade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained.
- (m) Setbacks, corner treatments, and other design details should be used to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.
- (n) Roofs of buildings should be designed to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy, such as headhouses and mechanical equipment.
- (o) A zone for signs on the building façade should be established, defined by a change in façade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the building façade should be located within such sign band. In buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building façade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign.
- (p) Landscaping and screening should be used to make the business and industrial subdistricts more attractive, and to provide screening between business, industrial, and residential uses.
- (q) If a security grate is to be used on a building, it should be a grille rather than a roll-up steel door. Such security grate should be mounted inside rather than outside the building, if practicable, and if it must be mounted on the outside of the building, the box or other housing for such grate should be concealed in an appropriate manner. Security grates should be integrated into the design of the façade.
- (r) In addition to the foregoing, the design features of a Proposed Project should take into consideration any special characteristics of the site and its location, and should enhance and reinforce any historic qualities of existing structures.

(As amended on March 3, 2008.)

Section 60-37. - Specific Design Requirements.

Except as otherwise expressly provided in this Article or Code, the provisions of this [Section 60-34](#) shall apply to Proposed Projects within those subdistricts specified in this [Section 60-34](#), except to the extent that provisions for Street Walls and display windows have been addressed through Large Project Review or Small Project Review, pursuant to Article 80. The provisions of [Article 6A](#) shall be applicable to the provisions of this [Section 60-37](#).

1. **Street Wall Continuity in Neighborhood Business Subdistricts.** This Section 60-37.1 shall apply within the Neighborhood Business Subdistricts to any Proposed Project, except a Proposed Project for a Residential Use, that includes the erection of a new structure or the extension of an existing structure, where such extension changes the location of a Street Wall.

In any Proposed Project that is subject to this Section 60-37.1, each newly constructed or relocated Street Wall shall be built to be coextensive with the Building Line of the Block on which the Street Wall faces. If there is no determinable Building Line of said Block, then such Street Wall shall be built at a depth from the Street Line equal to that of the Building Line closest to the Street Line of the two blocks adjacent to said Block, facing the same Street.

If there is no determinable Building Line of either of said adjacent blocks, then the Proposed Project shall be deemed to be subject to the Design Component of Small Project Review for the limited purpose of determining an appropriate Street Wall location.

Except as otherwise provided in this Section 60-37.1, Street Walls shall be continuous across a Lot. However, design articulation involving deviations from the Street Wall plane of two (2) feet or less shall be permitted across the Street Wall. Larger recesses not exceeding fifteen (15) feet in depth shall be permitted, provided that such recesses do not affect more than fifty percent (50%) of the Street Wall plane. Bay Windows may extend from the Street Wall plane above the Ground Floor Ceiling Height, provided that such Bay Windows do not affect more than forty percent (40%) of the Street Wall plane.

For Proposed Projects that are subject to or elect to comply with Large Project Review or Small Project Review, recesses and bays shall be permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, provided that the façade remains compatible with its historical and architectural surroundings and visual continuity in the Block front is preserved, as certified by the Boston Redevelopment Authority in accordance with the Urban Design Component Large Project Review or the Design Component of Small Project Review.

2. **Display Window Area Regulations in Neighborhood Business Subdistricts.** This Section 60-37.2 shall apply in the Neighborhood Business Subdistricts to any Proposed Project for the uses specified in this Section 60-37.2. For the purposes of these Display Window Area Regulations, the term "Display Window Area" means that area of any Street Wall between Grade and (i) the Ground Floor Ceiling Height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any area of the Street Wall serving as access to off-street loading berths or accessory off-street parking.
 - (a) **Display Window Area Transparency.** That portion of the Display Window Area required by this Section 60-37.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.
 - (i) For Retail Uses, Restaurant Uses, Service Uses, and Trade Uses, at least sixty percent (60%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than two (2) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
 - (ii) For Office Uses and Entertainment Uses, at least fifty percent (50%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
 - (iii) For Vehicular Uses involving the servicing or washing of vehicles, and for Industrial Uses, at least fifty percent (50%) of the Display Window Area shall be glazed so as to be transparent or translucent, provided that at least twenty-five percent (25%) of the Display Window Area shall be transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
 - (b) **Display Window Area Usage.** For Retail Uses, Service Uses, Office Uses, and Trade Uses, there shall be, to a depth of at least two (2) feet behind the Display Window Area: (i) an area for the display of goods and services available for purchase on the premises; or (ii) an area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the Retail Use, Service Use, Office Use, or Trade Use conducted on the premises.
 - (c) **Display Window Security Grates.** That portion of the Display Window Area required by Section 60-37.2(a) to be transparent glazing shall not be obstructed by a solid opaque security grate. Security grates that provide pedestrians with a view through the display window, such as grill-type security grates, may be used. Security grates should be integrated into the design of the storefront. Wherever practicable, security grates should be mounted inside the building, rather than outside, and if a security grate must be mounted on the outside of the building, the box or other housing for such grate should be concealed in an appropriate manner.

(As amended on March 3, 2008.)

Section 60-38. - Screening and Buffering Requirements.

In order to enhance the appearance of Greater Mattapan's commercial and industrial subdistricts and to ensure that these subdistricts are appropriately separated from adjacent areas, the screening and buffering requirements of this Section 60-38 shall apply to those Proposed Projects described in this Section 60-38, except where provisions for adequate screening and buffering have been established for a Proposed Project through Large Project Review or Small Project Review, pursuant to Article 80. The provisions of Article 6A shall apply to the provisions of this Section 60-38.

1. **Screening and Buffering Along Property Lines Abutting Public Streets, Public Parks, and Certain Subdistricts and Uses.** Where any Lot line of a Proposed Project located in a Neighborhood Business Subdistrict abuts (a) a public street, (b) a public park, or (c) a Residential Subdistrict or Residential Use, and where any Lot line of a Proposed Project located in a Local Industrial Subdistrict abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) a Neighborhood Business Subdistrict, such Proposed Project shall provide and maintain, along each Lot line abutting such street, park, subdistrict, or use, a strip of shrubs and trees densely planted along the inside edge of a wall or heavy-duty fence. Trees may be planted without shrubs along the inside edge of a solid wall or of a stockade or board-type wooden fence that is constructed to be at least sixty percent (60%) opaque.

The width of the planting strip shall be appropriate for the species and quantities of plant materials necessary to provide adequate screening, but shall in no event be less than five (5) feet wide. Along a Lot line abutting a public street or public park, the height of the fence or wall shall be no less than three (3) feet and no more than four (4) feet above Grade. Along a Lot line abutting a Residential Subdistrict, Residential Use, or Neighborhood Business Subdistrict, the height of the fence or wall shall be no less than four (4) feet and no more than seven (7) feet above Grade. If the planting strip abuts a parking area, a curb six (6) inches in height shall separate the landscaped area from the parking area.

2. **Screening and Buffering of Parking, Loading, and Storage Areas.** Any off-street parking facility or lot, off-street loading area, or accessory storage area at a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) in the case of a Lot located in a Local Industrial Subdistrict, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 60-38.2. Such screening shall consist of trees and shrubs densely planted least five (5) feet wide on the inside edge of a steel-picket or stockade or board-type wooden fence. Such fence shall not be more than fifty percent (5) shall be no less than three (3) feet and no more than four (4) feet high. The planting strip shall be separated from any parking area by a curb six (6) in
 Any material or equipment stored outdoors to a height greater than four (4) feet above Grade shall be surrounded by a wall or fence or vegetative screen of such height, not less than six (6) feet high, as may be necessary to screen such material or equipment from view from any public street or public open space.
3. **Screening of Disposal Areas and Certain Equipment.** Disposal areas, dumpsters, and ground-mounted mechanical equipment that abut (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) in the case of a Lot located in a Local Industrial Subdistrict, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 60-38.3, except that no additional screening shall be required if the disposal area, dumpster, or ground-mounted mechanical equipment is located within a lot where screening is required along lot lines pursuant to Section 60-38.1. Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be screened with an opaque wall or fence sufficiently high to provide effective screening.
4. **Roof-Mounted Mechanical Equipment.** Roof-mounted mechanical equipment shall be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material.
5. **Materials for Walls and Fences.** Walls and fences may be made of one or more materials, such as masonry (piers or walls), iron pickets, decorative metal, wrought iron, shadow box, vinyl coated or galvanized chain link with or without redwood strips woven through it, or stockade or board-type wood. The use of chain link fencing without wooden strips is discouraged except on small areas not facing a public street or public park. The use of plywood sheeting also is discouraged. Two or more materials may be used in combination with each other, and piers and walls may be used in combination with fences.
6. **Specifications for Plantings.** Shrubs required by this Section 60-38 may be deciduous or evergreen, or a mixture of both types. Shrubs must be densely planted to provide a mature appearance within three (3) years. Trees required by this Section 60-38 may be evergreen or a combination of deciduous and evergreen. Deciduous trees shall be at least three (3)-inch caliper at the time of planting (measured six (6) to twelve (12) inches above Grade) and shall be at least twelve (12) feet tall and planted fifteen to twenty (15-20) feet on center, and evergreen trees shall be at least twelve (12) feet tall and planted twelve to fifteen (12-15) feet on center. Ground cover consisting of grass or other plantings or four to six (4-6) inches of pine-bark or similar mulch shall be placed within the planting strip at the time of planting and replenished as necessary. Existing mature trees and shrubs should be retained when possible. The use of bulbs, perennials, and annuals also is encouraged.
7. **Maintenance of Landscaped Areas.** Landscaping required by this Section 60-38 shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering. Outside storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 60-38.

(As amended on March 3, 2008.)

MISCELLANEOUS PROVISIONS

Section 60-39. - Sign Regulations.

The provisions of this Section 60-39 shall apply to all Proposed Projects except to the extent that sign requirements have been established through Large Project Review or Small Project Review, pursuant to Article 80.

1. **Sign Regulations Applicable in Residential Subdistricts, Open Space Subdistricts and Enterprise Protection Subdistricts.** In all Residential Subdistricts, Open Space Subdistricts and Enterprise Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs in residential districts.
2. **Sign Regulations Applicable in All Subdistricts Other Than Residential, Open Space, and Enterprise Protection Subdistricts.** In all subdistricts other than Residential Subdistricts, Open Space Subdistricts, and Enterprise Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs outside residential districts and as provided in this Section 60-39. Notwithstanding any provision of Section 11-2 to the contrary, the following regulations shall apply:
 - (a) **Signs Parallel to Building Wall.** For Signs parallel to a Building wall, including Signs painted on or affixed to awnings, canopies, marquees, security grate housings, or other Building projections, but not including Signs on windows above the first floor, free-standing Signs, directional Signs, and public purpose Signs listed in items (g) through (k) of Section 11-1, the total Sign Area, in square feet, shall not exceed the lesser of the Sign Frontage multiplied by two (2), or forty-five (45) square feet. No such Sign shall measure more than thirty (30) inches from top to bottom. No part of any such Sign shall be located less than two (2) feet from either edge of the Building wall to which such Sign is parallel, provided that, if the Sign Frontage is shorter than the length of such Building wall, no part of any such Sign shall be located less than two (2) feet from either end of that portion of such Building wall that is used to measure the Sign Frontage.

The bottom of any such Sign should be at least eight (8) feet above Grade. Where the Building wall includes a Sign band, Signs parallel to such wall should be located within such band whenever practicable.

For each Sign Frontage, no more than one (1) Sign parallel to a Building wall shall be internally lit.

- (b) **Signs Attached at Right Angles to Building.** A Sign attached at right angles to a Building shall not have a Sign Area in excess of four (4) square feet on either face; except that an additional four (4) square feet on each face is allowed for a Sign that incorporates a public service message device, such as a time and temperature Sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour. For each Sign Frontage, no more than one (1) Sign attached at right angles to a Building shall be internally lit.
- (c) **Free-standing Signs.** Free-standing Signs shall be permitted only for Gasoline Stations and forbidden for all other uses. Where such free-standing Signs are permitted, there shall be only one (1) free-standing Sign on a Lot. Such free-standing Sign shall not have a Sign Area in excess of: (i) fifteen (15) square feet, if there is one use on the Lot, or (ii) thirty (30) square feet, if there are two or more uses on the Lot. The bottom of such Sign shall not be higher than ten (10) feet above Grade nor lower than eight (8) feet above Grade, and the top of such Sign shall not be higher than eighteen (18) feet above Grade.
- (d) **Billboards.** Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those legally in existence as of the effective date of this Article, is forbidden in the Greater Mattapan Neighborhood District.
- (e) **Total Sign Area.** The total Sign Area, in square feet, of all permanent Signs, except for signs on windows above the first floor, directional signs, and public purpose signs listed in items (g) through (k) of Section 11-1, shall not exceed the Sign Frontage multiplied by two (2).
- (f) **Display of Permit Number and Posting Date.** Each permanent Sign, including any Sign painted on or affixed to an awning, canopy, or marquee, shall display the Sign's building permit number clearly but unobtrusively, in letters and numbers not exceeding one (1) inch in height. Temporary signs shall display the date of posting.

(As amended on March 3, 2008.)

Section 60-40. - Off-Street Parking and Loading Requirements.

For any Proposed Project that is subject to or has elected to comply with Large Project Review, required off-street parking spaces and off-street loading facilities shall be determined through such review in accordance with the provisions of Article 80. For all other Proposed Projects, the minimum required off-street parking spaces are as set forth in Table H, and the minimum required off-street loading spaces are as set forth in Table I.

1. **Outdoor Uses.** For the purpose of computing required off-street parking spaces, where a main use on a Lot is an open-air use not enclosed in a Structure, the area of the part of the Lot actually devoted to such open-air use shall constitute floor area.
2. **Pre-Code Structures.** If a Structure existing on the effective date of this Article is altered or extended so as to increase its gross floor area or the number of dwelling units, only the additional gross floor area or the additional number of dwelling units shall be counted in computing the off-street parking facilities required.
3. **Mixed Uses.** If a Lot includes multiple uses, then the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use, and the required number of off-street loading spaces for such Lot shall be the total of the required number of off-street loading spaces for each use.
4. **Location .**
 - (a) Off-street parking and loading spaces shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard, except as specifically provided in this Section 60-40.4. If a Lot is located in a Residential Subdistrict, a total of two (2) accessory parking spaces serving residential uses on such Lot may be located in that portion of the Front Yard that lies between the side yard and the Front Lot Line, provided that the total width of such Front Yard area used for parking does not exceed ten (10) feet.
 - (b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section 60-40 shall be provided on the same Lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to be on another Lot in the same ownership in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2) where the main use on a Lot is for non-residential uses, and the other Lot is within twelve hundred (1,200) feet of that Lot.
 - (c) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project.
5. **Design.** All off-street parking facilities provided to comply with this Article shall meet the following specifications:
 - (a) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic. Such facilities shall be Accessible to physically handicapped persons. All lighting for such facilities shall be arranged so as to shine downward and away from streets and residences.

- (b) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained, and maintained as to prevent water and dust thereupon any street or another Lot.
 - (c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.
 - (d) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the required spaces may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-½) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives.
6. **Maintenance.** All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.

(As amended on March 3, 2008.)

Section 60-41. - Application of Dimensional Requirements.

1. **Conformity with Existing Building Alignment.** If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exist two or more Buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.
2. **Traffic Visibility Across Corner.** Whenever a minimum Front Yard is required and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner, or higher, in any event, than two and one-half (2-½) feet above the curb of the abutting Street, shall be maintained within that part of the required Front Yard that is within the triangular area formed by the abutting side lines of the intersecting Streets and a line joining points on such lines thirty (30) feet distant from their point of intersection.
3. **Front Wall of Building Not Parallel to Front Lot Line.** If the front wall of a Building is not parallel to the Front Lot Line, but the average distance between such wall and such Lot Line is no less than the minimum Front Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (¾) of the minimum Front Yard depth so otherwise required, the Front Yard requirements of this Article shall be deemed to be met.
4. **Special Provisions for Corner Lots.** If a Lot abuts more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this Section 60-41. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.
5. **Side Wall of Building Not Parallel to Side Lot Line.** If the side wall of a Building is not parallel to the side Lot line nearest to it, but the average distance between such wall and such Lot line is no less than the minimum Side Yard width otherwise required by this Article, and the distance between such wall and such Lot line is at no point less, in the case of a side Lot line that is not also a Street Line, than three-fourths (¾) of the minimum Side Yard width so otherwise required, and in the case of a side Lot line that is also a Street Line, than one-half (½) of the minimum Side Yard width so otherwise required, the Side Yard requirements of this Article shall be deemed to be met.
6. **Side Yards of Certain Narrow Lots.** For each full foot by which a Lot existing at the time this Article takes effect is narrower than (i) the minimum Lot Width specified for such Lot in this Article, or (ii) fifty (50) feet if no minimum Lot Width is so specified, a deduction of one and one half (1-½) inches shall be made from the width otherwise required by this Article for each Side Yard of such Lot; provided that in no event shall either Side Yard of any such Lot be less than seven (7) feet wide. No Side Yard in which there is a driveway providing access to off-street parking or off-street loading facilities required by this Article shall be less than ten (10) feet wide.
7. **Accessory Buildings in Rear Yards.** Accessory Buildings may be erected in a Rear Yard; provided that no such Accessory Building is more than fifteen (15) feet in height or nearer than four (4) feet to any side Lot line.
8. **Rear Wall of Building Not Parallel to Rear Lot Line.** If the rear wall of a Building is not parallel to the Rear Lot Line, and the Rear Lot Line is not also a Street Line, but the average distance between such wall and such Lot Line is no less than the minimum Rear Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (¾) of the minimum Rear Yard depth so otherwise required, the Rear Yard requirements of this Article shall be deemed to be met.
9. **Rear Yards of Through Lots.** The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard that is also a Street Line, except in the case of a Rear Yard that abuts a Street less than twenty (20) feet in width.
10. **Rear Yards of Certain Shallow Lots.** For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall the Rear Yard of any such Lot be less than fifteen (15) feet deep.
11. **Underground Encroachments in Yards.** Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings, and parapets of such Structure, shall not extend more than five (5) feet above Grade.
12. **Two or More Dwellings on Same Lot.** Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as, and to the side of, another Dwelling or other Main Building, the distance between such Dwelling and such other Dwelling or Main Building shall be not less than twice the minimum Side Yard depth required by this Article for such other Dwelling or Main Building; and the requirements of this Article with respect to Lot Area, Lot Width, Lot Frontage, Usable Open Space, Front Yard, Rear Yard, and Side Yards shall apply as if such Dwelling were on a separate Lot. A Dwelling shall not be built to the rear of another Dwelling, Accessory Building, or

Main Building. After public notice and hearing and subject to the provisions of Section 6-2, the Board of Appeal may grant permission for a variation from the requirements of this Section 60-41.12 if it finds that open space for all occupants, and light and air for all rooms designed for human occupancy, will not be less than would be provided if the requirements of this Section 60-38.12 were met.

13. **Two or More Buildings on One Lot.** If on one Lot there are two or more Main Buildings other than Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot.

(As amended on March 3, 2008.)

Section 60-42. - Nonconformity as to Dimensional Requirements.

A Building or use existing on the effective date of this Article and not conforming to the applicable dimensional requirements specified in other provisions of this Article may nevertheless be altered or enlarged, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

(As amended on March 3, 2008.)

Section 60-43. - Regulations.

The Boston Redevelopment Authority may promulgate regulations to administer this Article.

(As amended on March 3, 2008.)

Section 60-44. - Severability.

The provisions of this Article are severable, and if any provision of this Article shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Article.

(As amended on March 3, 2008.)

Section 60-45. - Definitions.

Words and phrases in this Article have the meanings set forth in Article 2A.

Additional Dwelling Unit. One self-contained, non-transient residential living unit providing complete independent living facilities incorporated entirely within the footprint of the existing residential structure (a) which itself does not contain more than three dwelling units; and (b) in which the Owner is a resident of the residential structure.

(As amended on March 3, 2008; Text Amd. No. 428, § 3B., 11-9-2017.)

Section 60-46. - Tables.

The following tables are hereby made part of this Article:

Tables A—C Use Regulations

- A Residential Subdistricts
- B Neighborhood Business Subdistricts
- C Enterprise Protection Subdistricts
 - Local Industrial Subdistricts
 - Neighborhood Institutional Subdistricts
 - Community Facilities Subdistricts

Tables D—G Dimensional Regulations

- D Residential Subdistricts
- E Enterprise Protection Subdistricts
- F Neighborhood Business Subdistricts
- G Local Industrial Subdistricts
 - Neighborhood Institutional Subdistricts
 - Community Facilities Subdistricts

Tables H—I Parking and Loading Regulations

- H Off-Street Parking
- I Off-Street Loading

(As amended on March 3, 2008.)

ARTICLE 60 - TABLES

TABLE A - Greater Mattapan Neighborhood District - Residential Subdistricts - Use Regulations

Key: A=Allowed, C=Conditional, F=Forbidden

For definitions of use categories and certain specific uses, see [Article 2A](#).

Banking and Postal Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Automatic teller machine	F	F	F	F
Bank	F	F	F	F
Drive-in bank	F	F	F	F
Post office	F	F	F	F

Community Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Adult education center	F	F	F	F
Community center	C	C	C	C
Day care center	C	C	C	C
Day care center, elderly	C	C	C	C
Library	A	A	A	A
Place of worship; monastery; convent; parish house	A	A	A	A

Cultural Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Art gallery	F	F	F	F
Art use	F	F	F	F
Auditorium	F	F	F	F
Cinema	F	F	F	F

Concert hall	F	F	F	F
Museum	F	F	F	F
Public art, display space	F	F	F	F
Studios, arts	F	F	F	F
Studios, production	F	F	F	F
Theatre	F	F	F	F
Ticket sales	F	F	F	F

Dormitory and Fraternity Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Dormitory not accessory to a use	F	F	F	F
Fraternity	F	F	F	F

Educational Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
College or university ⁽¹⁾	F	F	F	F
Elementary or secondary school ⁽²⁾	A	A	A	A
Kindergarten	A	A	A	A
Professional school	F	F	F	F
Trade school	F	F	F	F

Entertainment and Recreational Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Adult entertainment	F	F	F	F

Amusement game machines in commercial establishment	F	F	F	F
Amusement game machines in non-commercial establishment	F	F	F	F
Bar	F	F	F	F
Bar with live entertainment	F	F	F	F
Bowling alley	F	F	F	F
Billiard parlor	F	F	F	F
Dance hall	F	F	F	F
Drive-in theatre	F	F	F	F
Fitness center or gymnasium	F	F	F	F
Private club not serving alcohol	F	F	F	F
Private club serving alcohol	F	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F	F	F

Funerary Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Cemetery	F	F	F	F
Columbarium	F	F	F	F
Crematory	F	F	F	F
Funeral home	F	F	F	F
Mortuary chapel	F	F	F	F

Health Care Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Clinic	F	F	F	F
Clinical laboratory	F	F	F	F
Custodial care facility	F	F	F	F
Group care residence, general	F	F	F	F
Hospital ⁽¹⁾	F	F	F	F
Nursing or convalescent home ⁽¹⁾	F	F	F	C

([Text Amd. No. 432](#), § 3, 4-13-2018)

Hotel and Conference Center Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Bed and breakfast	F	F	F	F
Conference center	F	F	F	F
Executive suites	F	F	F	F
Hotel	F	F	F	F
Motel	F	F	F	F

Industrial Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Artists' mixed-use	F	F	F	C
Cleaning plant	F	F	F	F
General manufacturing use	F	F	F	F
Light manufacturing use	F	F	F	F
Printing plant	F	F	F	F
Restricted industrial use	F	F	F	F

Office Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Agency or professional office	F	F	F	F
General office	F	F	F	F
Office of wholesale business	F	F	F	F

Open Space Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Golf driving range	F	F	F	F
Grounds for sports, private	C	C	C	C
Open space	A	A	A	A
Open space recreational building	C	C	C	C
Outdoor place of recreation for profit	F	F	F	F
Stadium	F	F	F	F

Public Service Uses

See Table Footnote: (2)

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
*Automatic telephone exchange or telecommunications data distribution center	F	F	F	F
Courthouse	C	C	C	C
Fire station	A	A	A	A
‡Outdoor payphone	F	F	F	F
Penal institution	F	F	F	F

Police station	A	A	A	A
Pumping station	F	F	F	F
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F
Solid waste transfer station	F	F	F	F
Sub-station	C	C	C	C
Telephone exchange	F	F	F	F

(*As amended on October 20, 2000.)

(‡As inserted on March 15, 2006)

Research and Development Uses

See Table Footnote: (3)

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Research laboratory	F	F	F	F
Product development or prototype manufacturing	F	F	F	F

Residential Uses

See Table Footnotes: (4), (12)

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Congregate living complex	F	F	F	C
‡Elderly housing	F	F ⁽¹⁰⁾	F	A
Group residence, limited	A	A	A	A
Lodging house	F	F	F	F
Mobile home	F	F	F	F
Mobile home park	F	F	F	F
‡Multi-family dwelling	F	F ⁽¹⁰⁾	F	A
One family detached dwelling	A	A	A	A

One family semi-attached dwelling	F	A	A	A
Orphanage	F	F	F	F
Rowhouse	F	F	F	A
Temporary dwelling structure	F	F	F	F
Three family detached dwelling	F	F	A	A
Townhouse	F	F	A	A
Transitional housing or homeless shelter	F	F	F	F
Two family detached dwelling	F	A	A	A
Two family semi-attached dwelling	F	F	A	A

(As amended on March 3, 2008)

Restaurant Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Drive-in restaurant	F	F	F	F
Restaurant	F	F	F	F
Take-out restaurant Small ⁽⁵⁾	F	F	F	F
Large ⁽⁵⁾	F	F	F	F

Retail Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Adult bookstore	F	F	F	F
Bakery	F	F	F	F
Cannabis establishment ¹¹ (<u>Text Amd. No. 432, § 3, 4-13-2018</u>)	F	F	F	F

General retail business	F	F	F	F
Liquor store	F	F	F	F
Local retail business	F	F	F	F
Outdoor sale of garden supplies	F	F	F	F
*Pawnshop	F	F	F	F

(*As inserted on February 16, 2001)

Service Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Animal hospital	F	F	F	F
Barber or beauty shop	F	F	F	F
Body art establishment	F	F	F	F
Caterer's establishment	F	F	F	F
Check cashing business	F	F	F	F
Container redemption center	F	F	F	F
Dry-cleaning shop	F	F	F	F
Kennel	F	F	F	F
Laundry, retail service	F	F	F	F
Laundry, self-service	F	F	F	F
Photocopying establishment	F	F	F	F
Shoe repair	F	F	F	F
Tailor shop	F	F	F	F

(*As inserted on April 9, 2001)

Storage Uses, Major

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)

Enclosed storage of solid fuel or minerals	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F
Outdoor storage of new materials	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F
Storage of flammable liquids and gases Small ⁽⁶⁾	F	F	F	F
Large ⁽⁶⁾	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F
*Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	F	F	F	F
Warehousing	F	F	F	F
Wrecking yard	F	F	F	F

(*As inserted on September 18, 2000)

Trade Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Carpenters shop	F	F	F	F
Electrician's shop	F	F	F	F

Machine shop	F	F	F	F
Photographer's studio	F	F	F	F
Plumber's shop	F	F	F	F
Radio/television repair	F	F	F	F
Upholsterer's shop	F	F	F	F
Welder's shop	F	F	F	F

Transportation Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Airport	F	F	F	F
Bus terminal	F	F	F	F
Garage with dispatch	F	F	F	F
Helicopter landing facility	F	F	F	F
Motor freight terminal	F	F	F	F
Rail freight terminal	F	F	F	F
Railroad passenger station	F	F	F	F
Water terminal	F	F	F	F

Vehicular Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Airport-related remote parking facility	F	F	F	F
Bus servicing or storage	F	F	F	F
Carwash	F	F	F	F
Gasoline station	F	F	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F

‡Indoor sale of motor vehicles	F	F	F	F
‡Outdoor sale of new and used motor vehicles	F	F	F	F
Parking garage	F	F	F	F
Parking lot	F	F	F	F
Rental agency for cars	F	F	F	F
Rental agency for trucks	F	F	F	F
Repair garage	F	F	F	F
Truck servicing or storage	F	F	F	F

(‡As amended on March 15, 2006)

Wholesale Uses

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Wholesale business	F	F	F	F

Accessory and Ancillary Uses

In each subdistrict of the Greater Mattapan Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of [Article 10](#), unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table A and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	F	F	F
Accessory art use	A	A	A	A
Accessory automatic teller machine	F	F	F	F
Accessory bus servicing or storage	F	F	F	F
Accessory cafeteria	F	F	F	F

Accessory cultural uses	F	F	F	F
Accessory dormitory	F	F	F	F
Accessory drive-through restaurant	F	F	F	F
Accessory drive-through retail	F	F	F	F
Accessory family day care home	A	A	A	A
Accessory home occupation	A	A	A	A
‡Accessory indoor maintenance and operation of a payphone ⁽⁹⁾	F	F	F	F
Accessory industrial use	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F
Accessory keeping of laboratory animals	F	F	F	F
Accessory machine shop	F	F	F	F
Accessory manufacture of products	F	F	F	F
Accessory offices	F	F	F	F
Accessory outdoor café	F	F	F	F
Accessory parking	A	A	A	A
Accessory personnel quarters	F	F	F	C
Accessory professional office in a dwelling	A	A	A	A
Accessory railroad storage yard	F	F	F	F
Accessory recycling	F	F	F	F
Accessory repair garage	F	F	F	F
Accessory retail	F	F	F	F
Accessory service use	F	F	F	F

Accessory services for apartment and hotel residents	F	F	F	C
Accessory services incidental to educational uses other than a college or university use	F	F	F	F
Accessory storage of flammable liquids and gases Small ⁽⁶⁾	C	C	C	C
Large ⁽⁶⁾	F	F	F	F
Accessory storage or transfer of toxic waste	F	F	F	F
Accessory swimming pool or tennis court ⁽⁷⁾	A	A	A	A
Accessory trade use	F	F	F	F
Accessory truck servicing or storage	F	F	F	F
Accessory wholesale business	F	F	F	F
Ancillary use ⁽⁸⁾	C	C	C	C

Footnotes to Table A

1. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in [Article 2A](#) to include subuses (offices, parking, etc.) that also appear as main uses in this Table A. Pursuant to the provisions of [Article 2A](#), the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or as an accessory or ancillary use. Where any portion of a Proposed Institutional Project is for Institutional subuses that are not High Impact Subuses, each Institutional subuse shall be allowed, conditional, or forbidden as provided in this Table A for the use category (other than an Institutional use) that most closely describes such subuse.
2. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, substation, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
3. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
4. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
5. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.
6. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
7. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
8. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

9. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance. (As inserted on March 15, 2006)
10. Except "A" in a Gateway Development Area Overlay District. (As inserted on March 3, 2008.)
11. Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only. ([Text Amd. No. 421, § 2](#), 11-18-16 ; [Text Amd. No. 432, § 3](#), 4-13-2018)
12. For Additional Dwelling Units, see [Section 60-8](#). ([Text Amd. No. 428, § 3C.](#), 11-9-2017)

TABLE B - Greater Mattapan Neighborhood District - Neighborhood Business Subdistricts - Use Regulations

Key: A = Allowed, C = Conditional, F = Forbidden

For definitions of use categories and certain specific uses, see [Article 2A](#).

Banking and Postal Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Automatic teller machine	C	F	C	F	A	C
Bank	C	C	C	C	A	C
Drive-in bank	F	F	C	F	C	F
Post office	F	F	C	F	A	A

Community Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Adult education center	A	A	C	A	C	A
Community center	A	A	A	A	A	A
Day care center	A	A	A	A	A	A
Day care center, elderly	A	A	A	A	A	A
Library	A	A	A	A	A	A
Place of worship; monastery; convent; parish house	A	A	A	A	A	A

Cultural Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Art gallery	A	A	A	A	A	A
Art use	A	C	A	C	A	C
Auditorium	F	F	F	F	C	C
Cinema	F	F	F	F	A	C
Concert hall	F	F	C	C	C	C
Museum	C	C	A	A	A	A
Public art, display space	A	A	A	A	A	A
‡Studios, arts	C	C	A	A	A	A
Studios, production	C	C	C	C	C	A
Theatre	F	F	C	C	C	C
Ticket sales	A	C	A	C	A	C

(‡As amended on March 3, 2008.)

Dormitory/Fraternity Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Dormitory not accessory to a use	F	F	F	F	F	F
Fraternity	F	F	F	F	F	F

Educational Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above

College or university ⁽¹⁾	F	F	F	F	F	F
Elementary or secondary school ⁽²⁾	A	A	A	C	C	C
Kindergarten	A	A	A	C	C	C
Professional school	A	A	C	A	C	C
Trade school	A	A	C	A	C	C

Entertainment and Recreational Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Adult entertainment	F	F	F	F	F	F
Amusement game machines in commercial establishment	C	F	C	F	C	F
Amusement game machines in non-commercial establishment	F	F	C	C	C	C
Bar ⁽³⁾	F	F	F	F	C	C
Bar with live entertainment ⁽³⁾	F	F	F	F	F	F
Bowling alley	F	F	F	F	C	F
Billiard parlor	F	F	C	C	C	C
Dance hall	F	F	F	F	C	C
Drive-in theatre	F	F	F	F	F	F
Fitness center or gymnasium (Text Amd. No. 416, § 20, 7-2-2015)	C ¹⁸	A	A	A	A	A
Private club not serving alcohol	C	C	C	C	C	A

Entertainment and Recreational Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Private club serving alcohol	C	C	C	C	C	C
Restaurant with live entertainment, not operating after 10:30 p.m. ⁽³⁾	C	C	C	C	C	C
‡Restaurant with live entertainment operating after 10:30 p.m. ⁽³⁾	F	F	C	C	C	C

(‡As amended on March 3, 2008.)

Funerary Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Cemetery	F	F	F	F	F	F
Columbarium	F	F	F	F	F	F
Crematory	F	F	F	F	F	F
Funeral home	C	C	C	C	C	C
Mortuary chapel	F	F	F	F	F	F

Health Care Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Clinic	C	C	C	C	C	C
Clinical laboratory	F	F	F	F	F	F

Custodial care facility	F	F	F	F	F	F
Group care residence, general	F	F	F	F	F	F
Hospital ⁽¹⁾	F	F	F	F	F	F
Nursing or convalescent home ⁽¹⁾	C	C	C	C	C	C

(Text Amd. No. 432, § 3, 4-13-2018)

Hotel and Conference Center Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Bed and breakfast	F	F	F	F	F	F
Conference center	F	F	C	C	C	C
Executive suites	F	F	F	F	F	F
Hotel	F	F	F	F	C	C
Motel	F	F	F	F	F	F

Industrial Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
‡Artists' mixed-use	F	A	F	A	F	A
Cleaning plant	F	F	F	F	F	F
General manufacturing use	F	F	F	F	F	F
Light manufacturing use	F	F	F	F	F	F
Printing plant	F	F	F	F	F	F

Restricted industrial use	F	F	F	F	F	F
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(‡As amended on March 3, 2008.)

Office Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Agency or professional office	C	A	C	A	A	A
General office	C	C	A	A	A	A
‡Office of wholesale business	F	A	C	C	C	C

(‡As amended on March 3, 2008.)

Open Space Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Golf driving range	F	F	F	F	F	F
Grounds for sports, private	F	F	C	C	F	F
Open space	A	A	A	A	A	A
Open space recreational building	A	A	A	A	A	A
Outdoor place of recreation for profit	F	F	F	F	C	C
Stadium	F	F	F	F	F	F

Public Service Uses

See Table Footnote: (2)

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
*Automatic telephone exchange or telecommunications data distribution center	C	C	C	C	C	C
Courthouse	C	C	C	C	F	F
Fire station	A	A	A	A	A	A
‡Outdoor payphone	C	C	C	C	C	C
Penal institution	F	F	F	F	F	F
Police station	A	A	A	A	A	A
Pumping station	F	F	F	F	F	F
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F	F
Sub-station	F	F	F	F	F	F
Telephone exchange	F	C	F	C	F	C

(*As amended on October 20, 2000.)

(‡As inserted on March 15, 2006)

Research and Development Uses

See Table Footnote: (5)

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Research laboratory	F	F	F	F	F	F

‡Product development or prototype manufacturing	F	F	F	F	F	F
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(‡As amended on March 3, 2008.)

Residential Uses

See Table Footnote: (20)

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Congregate living complex	C	A	F	A	F	C
Elderly housing	C	A	C	A	F	C
*Group residence, limited	C	A	C	A	F	A
Lodging house	F	F	F	F	F	F
Mobile home	F	F	F	F	F	F
Mobile home park	F	F	F	F	F	F
Multi-family dwelling	C	A	C	A	F	C
One family detached dwelling	F	A	F	F	F	F
One family semi-attached dwelling	F	A	F	F	F	F
Orphanage	F	F	F	F	F	F
Rowhouse	F	F	F	F	F	F
Temporary dwelling structure	F	F	F	F	F	F
Three family detached dwelling	F	A	F	C	F	A
Townhouse	F	F	F	C	F	C
Transitional housing or homeless shelter	F	F	C	C	F	F

Two family detached dwelling	C	A	F	C	F	F
Two family semi-attached dwelling	C	A	F	C	F	F

(*As amended on July 31, 1997.)

Restaurant Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Drive-in restaurant	F	F	F	F	F	F
Restaurant	A	C	A	A	A	A
Take-out restaurant Small ⁽⁶⁾	F	F	C	F	C	F
Large ⁽⁶⁾	F	F	C	F	C	F

Retail Uses

See Table Footnote: (7)

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Adult bookstore	F	F	F	F	F	F
Bakery (<u>Text Amd. No. 416, § 19</u> , 7-2-2015)	A	A	A	A	A	A
Cannabis establishment ¹⁹ (<u>Text Amd. No. 432, § 3</u> , 4-13-2018)	C	C	C	C	C	C
General retail business ⁽⁸⁾	F	F	A	C	A	A
Liquor store	F	F	F	F	C	C
Local retail business	A	C	A	A	A	A

Outdoor sale of garden supplies	C	F	A	F	A	F
*Pawnshop	C	C	C	C	C	C

(*As inserted on February 16, 2001)

Service Uses

See Table Footnote: (7)

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Animal hospital	F	F	A	C	C	C
Barber or beauty shop	C	F	A	A	C	C
*Body art establishment	C	C	C	C	C	C
Caterer's establishment	A	F	A	A	A	C
Check cashing business	F	F	F	F	F	F
Container redemption center	F	F	F	F	F	F
Dry-cleaning shop	A	F	A	A	A	F
Kennel	F	F	F	F	F	F
Laundry, retail service	A	F	A	F	A	F
Laundry, self-service	A	F	A	F	A	F
Photocopying establishment	A	F	A	A	A	A
Shoe repair (Text Amd. No. 416, § 19, 7-2-2015)	A	A	A	A	A	A
Tailor shop(Text Amd. No. 416, § 19, 7-2-2015)	A	A	A	A	A	A

(*As inserted on April 9, 2001)

Storage Uses, Major

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Enclosed storage of solid fuel or minerals	F	F	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F	F
Storage of flammable liquids and gases Small ⁽¹⁰⁾	F	F	F	F	F	F
Large ⁽¹⁰⁾	F	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F	F

‡*Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed waste management facility	C	C	F	F	F	F
Warehousing	F	F	F	F	F	F
Wrecking yard	F	F	F	F	F	F

(*As inserted on September 18, 2000)

(‡As amended on March 3, 2008.)

Trade Uses

See Table Footnote: (7)

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Carpenters shop	C	F	C	C	C	C
Electrician's shop	C	F ⁽¹⁵⁾	C	A	C	A
Machine shop	C	F ⁽¹⁵⁾	C	A	C	C
Photographer's studio (<u>Text Amd. No. 416, § 19, 7-2-2015</u>)	A	A	A	A	A	A
Plumber's shop	C	C	C	C	C	C

Radio/television repair (<u>Text Amd. No. 416, § 19, 7-2-2015</u>)	A	A	A	A	A	A
Upholsterer's shop (<u>Text Amd. No. 416, § 19, 7-2-2015</u>)	A	A	A	A	A	A
Welder's shop	F	F	F	F	F	F

Transportation Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Airport	F	F	F	F	F	F
Bus terminal	F	F	F	F	F	F
Garage with dispatch	F	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F	F
Motor freight terminal	F	F	F	F	F	F
Rail freight terminal	F	F	F	F	F	F
Railroad passenger station	F	F	F	F	F	F
Water terminal	F	F	F	F	F	F

Vehicular Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
*Airport-related remote parking facility	F	F	F	F	F	F

Bus servicing or storage	F	F	F	F	F	F
Carwash ⁽¹¹⁾	F	F	F	F	F	F
Gasoline station ⁽¹¹⁾	F	F	F	F	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F	F
‡Indoor sale of motor vehicles	F	F	F	F	C	F
‡Outdoor sale of new and used motor vehicles	F	F	F	F	F	F
Parking garage	F	F	F	F	F	F
Parking lot	F	F	F	F	F	F
Rental agency for cars	F	F	F	F	C	F
Rental agency for trucks	F	F	F	F	F	F
Repair garage ⁽¹¹⁾	F	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F	F

(‡As amended on March 15, 2006)

(*As amended on March 3, 2008.)

Wholesale Uses

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
‡Wholesale business	F	F	F	F	F	F

(‡As amended on March 3, 2008.)

Accessory and Ancillary Uses

In each subdistrict of the Greater Mattapan Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

	Local Convenience		Neighborhood Shopping		Community Commercial	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	C	F	C	F	C	F
Accessory art use	A	A	A	A	A	A
Accessory automatic teller machine	A	F	A	F	C	C
Accessory bus servicing or storage	F	F	F	F	F	F
Accessory cafeteria	A	A	A	A	A	C
Accessory cultural use	A	A	A	A	C	C
Accessory dormitory	F	F	F	F	F	F
Accessory drive-through restaurant	F	F	F	F	F	F
*Accessory drive-through retail	F	F	F	F	F	F
Accessory family day care home	A	A	A	A	C	C
Accessory home occupation	A	A	A	A	F	F
‡Accessory indoor maintenance and Operation of a payphone ⁽¹⁷⁾	A	A	A	A	A	A

Accessory industrial use	F	F	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F	F	F
Accessory keeping of laboratory animals ⁽⁵⁾	F	F	F	F	F	F
Accessory machine shop	F ¹⁶	F ⁽¹⁶⁾	F	F	F	F
Accessory manufacture of products	F	F	F	F	F	F
Accessory offices	C	A	C	A	C	A
Accessory outdoor café ⁽¹²⁾	C	F	C	F	C	F
Accessory parking	A	F	A	F	C	F
Accessory personnel quarters	F	C	C	C	C	C
Accessory printing	A	A	A	A	C	C
Accessory professional office in a dwelling	C	A	C	A	C	A
Accessory railroad storage yard	F	F	F	F	F	F
Accessory recycling	F	F	F	F	F	F
Accessory repair garage	F	F	F	F	F	F
Accessory retail	A	A	A	A	A	A
Accessory service uses	A	A	A	A	C	C
Accessory services for apartment and hotel residents	F ¹⁵	F ⁽¹⁶⁾	F	F	C	C

Accessory services incidental to educational uses other than college or university use	F	F	F	F	F	F
Accessory storage of flammable liquids and gases Small ⁽¹⁰⁾	C	C	C	C	A	A
Large ⁽¹⁰⁾	F	F	F	F	C	C
Accessory storage or transfer of toxic waste	F	F	F	F	F	F
Accessory swimming pool or tennis court ⁽¹³⁾	A	A	A	A	F	F
Accessory trade use	A	A	A	A	F	F
Accessory truck servicing or storage	F	F	F	F	F	F
Accessory wholesale business	F	F	F	F	C	C
Ancillary use ⁽¹⁴⁾	F	F	F	F	F	F

(*As amended on March 3, 2008.)

Footnotes to Table B

1. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in [Article 2A](#) to include subuses (offices, parking, etc.) that also appear as main uses in this Table A. Pursuant to the provisions of [Article 2A](#), the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use. Where any portion of a Proposed Institutional Project is for Institutional subuses that are not High Impact Subuses, each Institutional subuse shall be allowed, conditional, or forbidden as provided in this Table B for the use category (other than an Institutional use) that most closely describes such subuse.
2. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
3. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
4. Except "A" if such use is located west of American Legion Highway.
5. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
6. Small: total gross floor area not exceeding 2,500 square feet per restaurant; Large: total gross floor area exceeding 2,500 square feet per restaurant.
7. Where a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such

establishment is open to the public after midnight or before 6:00 a.m.

8. Where designated "A," provided that any Proposed Project for a General Retail Business shall be conditional if it: (a) establishes an occupancy for a General Retail Business having a gross floor area of seventy-five thousand (75,000) or more square feet; or (b) changes to a General Retail Business the use of a gross floor area of seventy-five thousand (75,000) or more square feet; or (c) enlarges a General Retail Business so as to increase its gross floor area by seventy-five thousand (75,000) or more square feet.
9. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Enterprise Protection Subdistrict.
10. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
11. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
12. Except conditional in Rear Yard abutting a Residential Subdistrict.
13. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
14. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
15. Except "C" in the Talbot Avenue Local Convenience Subdistrict.
16. Except "A" in the Talbot Avenue Local Convenience Subdistrict.
17. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance.

(As inserted on March 15, 2006)

18. Provided allowed if 2,500 square feet or less. (Text Amd. No. 416, § 20, 7-2-2015)
19. Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only. (Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432, § 3, 4-13-2018)
20. For Additional Dwelling Units, see Section 60-8. (Text Amd. No. 428, § 3C, 11-9-2017)

TABLE C - Greater Mattapan Neighborhood District - Enterprise Protection Subdistricts, Local Industrial Subdistricts, Neighborhood Institutional Subdistricts and Community Facilities Subdistricts - Use Regulations

Key: A = Allowed, C = Conditional, F = Forbidden

For definitions of use categories and certain specific uses, see Article 2A.

Banking and Postal Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Automatic teller machine	A	A	A	A
Bank	A	A ⁽¹⁾	F	C
Drive-in bank	A	A ⁽¹⁾	F	C
Post office	A	A	A	A

Community Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)

Adult education center	A	A	A	A
Community center	A	A	A	A
Day care center	A	C	A	A
Day care center, elderly	A	C	A	A
Library	A	C	A	A
Place of worship; monastery; convent; parish house	A	A	A	A

Cultural Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Art gallery	A	A	A	C
Art use	A	A	C	C
Auditorium	A	C	C	C
Cinema	C	C	F	F
Concert hall	C	C	F	F
Museum	A	C	A	F
Public art, display space	C	C	A	F
Studios, arts	C	C	C	F
Studios, production	C	C	C	F
Theatre	C	C	C	F
Ticket sales	C	A	C	F

Dormitory/Fraternity Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Dormitory not accessory to a use	F	F	F	F
Fraternity	F	F	F	F

Educational Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
College or university ²	C	C	C ⁽³⁾	F
Elementary or secondary school ⁽⁴⁾	A	F	A	C
Kindergarten	A	F	A	C
Professional school	C	C	C	C
Trade school	C	A	C	C

Entertainment and Recreational Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Adult entertainment	F	F	F	F
Amusement game machines in commercial establishment	F	C	F	F
Amusement game machines in non-commercial establishment	F	C	F	F
Bar ⁽⁵⁾	F	C	F	F
Bar with live entertainment ⁽⁵⁾	F	F	F	F
Bowling alley	F	C	F	F
Billiard parlor	F	C	F	C
Dance hall	F	C	F	F
Drive-in theatre	F	F	F	F
Fitness center or gymnasium	C	A	A	A
Private club not serving alcohol	C	C	C	F
Private club serving alcohol	F	C	F	F
Restaurant with live entertainment, not operating after 10:30 p.m. ⁽⁵⁾	C	C	F	F

Restaurant with live entertainment operating after 10:30 p.m. ⁽⁵⁾	C	C	F	F
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Funerary Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Cemetery	F	F	F	F
Columbarium	F	F	F	F
Crematory	F	F	F	F
Funeral home	F	F	F	F
Mortuary chapel	F	F	C	F

Health Care Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Clinic	C	C	A	C
Clinical laboratory	C	F	A	C
Custodial care facility	C	F	C	C
Group care residence, general	C	F	C	C
Hospital ²	C	F	A ⁽³⁾	F
Nursing or convalescent home ²	C	F	A ⁽³⁾	C

(Text Amd. No. 432, § 3, 4-13-2018)

Hotel and Conference Center Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Bed and breakfast	F	F	A	F
Conference center	A	C	F	F
Executive suites	C	C	F	F

Hotel	C	C	F	F
Motel	F	F	F	F

Industrial Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Artists' mixed-use	C	C	F	A
Cleaning plant	F	F	F	F
General manufacturing use	C	F	F	F
Light manufacturing use	A	C	F	F
Printing plant	C	F	F	F
Restricted industrial use	F	F	F	F

Office Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Agency or professional office	A	A ⁽⁶⁾	F	A
General office	A	A ⁽⁶⁾	F	C
Office of wholesale business	A	A ⁽⁶⁾	F	F

Open Space Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Golf driving range	F	F	F	F
Grounds for sports, private	C	C	C	C
Open space	A	A	A	A
Open space recreational building	A	A	C	A

Outdoor place of recreation for profit	F	C	F	C
Stadium	F	F	F	F

Public Service Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
*Automatic telephone exchange telecommunications data distribution center ⁽⁴⁾	C	C	C	C
Courthouse ⁽⁴⁾	F	A	C	F
Fire station ⁽⁴⁾	C	A	A	F
‡Outdoor payphone	C	C	C	C
Penal institution	F	F	F	F
Police station ⁽⁴⁾	C	A	A	C
Pumping station ⁽⁴⁾	F	F	F	F
Recycling facility (excluding toxic waste)	F	F	F	F
Solid waste transfer station	F	F	F	F
Sub-station ⁽⁴⁾	C	F	C	F
Telephone exchange	C	A	F	F

(*As amended on October 20, 2000.)

(‡As inserted on March 15, 2006)

Research and Development Uses

See Table Footnote: (7)

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Research laboratory	C	F	A	C
Product development or prototype manufacturing	C	F	F	F

Residential Uses

See Table Footnote: (20)

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Congregate living complex	C	F	C	A
Elderly housing	A	F	F	A
*Group residence, limited	A	F	A	A
Lodging house	F	F	F	F
Mobile home	F	F	F	F
Mobile home park	F	F	F	F
Multi-family dwelling	C	F	F	F
One family detached dwelling	C	F	F	F
One family semi-attached dwelling	C	F	F	F
Orphanage	C	F	F	F
Rowhouse	A	F	F	F
Temporary dwelling structure	C	F	F	F
Three family detached dwelling	A	F	F	F
Townhouse	A	F	F	F
Transitional housing or homeless shelter	C	F	C	F
Two family detached dwelling	A	F	F	F
Two family semi-attached dwelling	A	F	F	F

(*As amended on July 31, 1997.)

Restaurant Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)

Drive-in restaurant	C	F	F	F
Restaurant	C	A	F	F
Take-out restaurant Small ⁽⁸⁾	C	C	F	F
Large ⁽⁸⁾	C	C	F	F

Retail Uses

See Table Footnote: (9)

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Adult bookstore	F	F	F	F
Bakery	F	A	F	F
Cannabis establishment ¹⁹ (<u>Text Amd. No. 432, § 3, 4-</u> 13-2018)	C	C	C	C
General retail business ⁽¹⁰⁾	C	C	F	F
Liquor store	F	C	F	F
Local retail business	C	A	F	F
Outdoor sale of garden supplies	C	A	F	F
*Pawnshop	C	C	C	C

(*As inserted on February 16, 2001)

Service Uses

See Table Footnote: (9)

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Animal hospital	F	F	A	F
Barber or beauty shop	C	A ⁽¹⁾	F	F
*Body art establishment	C	C	C	C
Caterer's establishment	C	A	F	F
Check cashing business	F	C	C	F

Container redemption center ⁽¹¹⁾	F	A	C	F
Dry-cleaning shop	F	A ⁽¹⁾	F	F
Kennel	C	F	F	F
Laundry, retail service	F	A ⁽¹⁾	F	F
Laundry, self-service	C	A	F	F
Photocopying establishment	C	A	F	F
Shoe repair	C	A ⁽¹⁾	F	F
Tailor shop	C	A ⁽¹⁾	F	F

(*As inserted on April 9, 2001)

Storage Uses, Major

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Enclosed storage of solid fuel or minerals	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F
Outdoor storage of new materials	F	C	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F
Storage of flammable liquids and gases Small ⁽¹²⁾	F	F	F	F
Large ⁽¹²⁾	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F

*Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	C	C	C	C
Warehousing	F	C	F	F
Wrecking yard	F	F	F	F

(*As inserted on September 18, 2000)

Trade Uses

See Table Footnote: (9)

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Carpenters shop	C	A	F	F
Electrician's shop	C	A	F	F
Machine shop	C	A	F	F
Photographer's studio	C	A	F	F
Plumber's shop	C	A	F	F
Radio/television repair	C	A	F	F
Upholsterer's shop	C	A	F	F
Welder's shop	C	A	F	F

Transportation Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Airport	F	F	F	F
Bus terminal	F	F	F	F
Garage with dispatch	F	F	F	F

Helicopter landing facility	C	F	F	F
Motor freight terminal	F	F	F	F
Rail freight terminal	F	F	F	F
Railroad passenger station	F	C	F	F
Water terminal	F	F	F	F

Vehicular Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Airport-related remote parking facility	F	C	C	F
Bus servicing or storage	F	F	F	F
Carwash ¹³	F	A ⁽¹⁴⁾	F	F
Gasoline station ¹³	F	A ⁽¹⁴⁾	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	A	F	F
‡Indoor sale of motor vehicles	F	A	F	F
‡Outdoor sale of new and used motor vehicles	F	F	F	F
Parking garage	C	C	F	F
Parking lot	F	C	F	F
Rental agency for cars	F	C	F	F
Rental agency for trucks	F	F	F	F
Repair garage ⁽¹³⁾	F	C	F	F
Truck servicing or storage	F	F	F	F

(‡As amended on March 15, 2006)

Wholesale Uses

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Wholesale business	C	A	F	F

Accessory and Ancillary Uses

In each subdistrict of the Greater Mattapan Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of [Article 10](#), unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table C and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	C	C	F	F
Accessory art use	A		F	F
Accessory automatic teller machine	A	A	A	A
Accessory bus servicing or storage	F	F	C	C
Accessory cafeteria	A	A	A	A
Accessory cultural use	A	C	A	A
Accessory dormitory	C	F	C	F
Accessory drive-through restaurant	C	C	F	F
Accessory drive-through retail	C	F	F	F
Accessory family daycare home	C	F	A	A
Accessory home occupation	C	F	A	F
‡Accessory indoor maintenance and operation of a payphone	A	A	A	A
Accessory industrial use	C	F	F	F

Accessory keeping of animals other than laboratory animals	C	F	F	F
Accessory keeping of laboratory animals ⁽⁷⁾	C	F	A	F
Accessory machine shop	C	F	F	F
Accessory manufacture of products	C	A	F	F
Accessory offices	C	A	A	A
Accessory outdoor café ⁽¹⁵⁾	C	C	A	F
Accessory parking	A	C	A	A
Accessory personnel quarters	C	C	A	F
Accessory printing	C	C	A	A
Accessory professional office in a dwelling	A	F	A	C
Accessory railroad storage yard	F	F	F	F
Accessory recycling	C	F	F	F
Accessory repair garage	C	C	F	F
Accessory retail	C	A	F	F
Accessory service uses	C	A	F	C
Accessory services for apartment and hotel residents	A	C	C	F
Accessory services incidental to educational uses other than college or university use	C	C	A	C
Accessory storage of flammable liquids and gases Small ⁽¹²⁾	C	F	A	
Large ⁽¹²⁾	C	F	C	
Accessory storage or transfer of toxic waste	F	F	A	

Accessory swimming pool or tennis court ⁽¹⁶⁾	A	C	A	A
Accessory trade use	C	A	F	
Accessory truck servicing or storage	C	F	C	F
Accessory wholesale business	C	A	F	F
Ancillary use ⁽¹⁷⁾		C	C	C

Footnotes to Table C

1. Where designated "A," provided that the total gross floor area does not exceed one thousand (1,000) square feet per use; otherwise conditional.
2. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in [Article 2A](#) to include subuses (offices, parking, etc.) that also appear as main uses in this Table C. Pursuant to the provisions of [Article 2A](#), the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use.
3. Where an Institutional Use is designated "A," a Proposed Institutional Project for such use is allowed, provided that such Proposed Institutional Project does not result in the addition of an aggregate gross floor area of fifty thousand (50,000) or more square feet, and provided further that such area is not a phase of another Proposed Institutional Project; otherwise conditional.
4. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
5. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
6. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a Lot.
7. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
8. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.
9. Where a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors, or if such establishment is open to the public after midnight or before 6:00 a.m.
10. Where designated "A," provided that any Proposed Project for a General Retail Business shall be conditional if it: (a) establishes an occupancy for a General Retail Business having a gross floor area of seventy-five thousand (75,000) or more square feet; or (b) changes to a General Retail Business the use of a gross floor area of seventy-five thousand (75,000) or more square feet; or (c) enlarges a General Retail Business so as to increase its gross floor area by seventy-five thousand (75,000) or more square feet.
11. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Enterprise Protection Subdistrict.
12. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
13. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
14. Except conditional if within one hundred (100) feet of a Residential Subdistrict.
15. Except conditional in Rear Yard abutting a Residential Subdistrict.
16. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
17. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
18. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance. (As inserted on March 15, 2006)

19. Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis e and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall b from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicabl only. (Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432, § 3, 4-13-2018)
20. For Additional Dwelling Units, see Section 60-8. (Text Amd. No. 428, § 3C., 11-9-2017)

TABLE D - Greater Mattapan Neighborhood District - Residential Subdistricts - Dimensional Regulations

One-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽²⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽³⁾	Front Yard Minimum Depth (Feet) ⁽⁴⁾	Side Yard Minimum Width (Feet) ⁽⁵⁾	Rear Yard Minimum Buildings (Feet)	Rear Yard Maximum Occupancy by Accessory (Percent)
						Stories	Feet					
1F-5,000												
1 Family Detached	5,000	N/A	50	50	0.6	2-½	35	1,250	20	10	40	25
Other Use	5,000	N/A	50	50	0.6	2-½	35	1,250	20	10	40	25
1F-6,000												
1 Family Detached	6,000	N/A	60	60	0.6	2-½	35	1,800	20	10	40	25
Other Use	6,000	N/A	60	60	0.6	2-½	35	1,800	20	10	40	25

Two-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽²⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽³⁾	Front Yard Minimum Depth (Feet) ⁽⁴⁾	Side Yard Minimum Width (Feet) ⁽⁵⁾	Rear Yard Minimum Buildings (Feet)	Rear Yard Maximum Occupancy by Accessory (Percent)
						Stories	Feet					
2F-3000 ⁽¹⁾												
1 & 2 Family Detached	3,000 for 1 or 2 units	N/A	40	40	0.8	2-½	35	600	15	10	30	25

Other Use	3,000	N/A	50	50	0.8	2-½	35	600	15	10	30	25
2F-4000 ⁽¹⁾												
1 or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.8	2-½	35	600	15	10	30	25
Other Use	4,000	N/A	50	50	0.8	2-½	35	600	15	10	30	25
2F-5000 ⁽¹⁾												
1 & 2 Family Detached	5,000 for 1 or 2 units	N/A	45	45	0.8	2-½	35	800	15	10	30	25
Other Use	5,000	N/A	45	45	0.8	2-½	35	800	15	10	30	25
2F-6000												
*1 & 2 Family Detached	6,000	N/A	45	45	0.8	2-½	35	800	15	10	30	25
Other Use	6,000	N/A	45	45	0.8	2-½	35	800	15	10	30	25

(*As amended on December 6, 1997.)

Three-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽²⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽³⁾	Front Yard Minimum Depth (Feet) ⁽⁴⁾	Side Yard Minimum Width (Feet) ⁽⁵⁾	Rear Yard Minimum Buildings (Feet)	Rear Yard Maximum Occupancy by Accessory (Percent)
						Stories	Feet					
3F-5,000 ⁽¹⁾												

Semi-attached Dwelling, Row House Building, or Town House Building	2,500 for 1 unit	2,500	25	25	0.8	3	35	600	15	10	30	25
Any other Dwelling or Use	5,000 for 1 or 2 units	2,500	35	35	0.8	3	35	400	15	10	30	25

(*As amended on December 6, 1997.)

3F-6,000 ⁽¹⁾

*Semi-attached Dwelling, Row House Building, or Town House Building	3,000 for 1 unit	3,000	25	25	0.8	3	35	600	10	7	30	25
*Any other Dwelling or Use	6,000 for 1 or 2 units	3,000	45	45	0.8	3	35	600	10	7	30	25

(*As amended on December 6, 1997.)

Multi-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽²⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽³⁾	Front Yard Minimum Depth (Feet) ⁽⁴⁾	Side Yard Minimum Width (Feet) ⁽⁵⁾	Rear Yard Minimum Buildings (Feet)	Rear Yard Maximum Occupancy by Accessory (Percent)
						Stories	Feet					
MFR												

*1, 2 or 3 Family Detached	2,000 for first unit	1,000	40	40	0.9	3	35	300	15	10	30	25
Semi-attached Dwelling Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	30	30	0.9	3	35	300	15	10	30	25
Any other Dwelling or Use	2,000 for first 2 units	1,000	30	30	0.8	3	35	300	15	10	30	25

(*As amended on December 6, 1997.)

Footnotes to Table D

- See Maps 8D, 8E, and 8F and Section 60-7. In a 2E subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure shall be three (3).
- For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
- The minimum usable open space requirement is applicable only to Residential Uses and Dormitory and Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table D, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table D, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table D for the lot.

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table D must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table D, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 60-38 (Application of Dimensional Requirements).

In the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.
- See Section 60-38.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
- Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.

TABLE E - Greater Mattapan Neighborhood District - Enterprise Protection Subdistrict - Dimensional Regulations

	Enterprise Protection ⁽¹⁾ (EP)
Maximum Floor Area Ratio	0.5(2)

Maximum Building Height	45(2)
Residential Use	(2), (3)
Other Use	
Minimum Lot Size	none
Minimum Lot Width	none
Minimum Lot Frontage	none
Minimum Front Yard	20
Minimum Side Yard	none
Minimum Rear Yard	none

Footnotes to Table E

1. A Proposed Project in an Enterprise Protection Subdistrict may be subject to the Site Plan Component of Large Project Review or Small Project Review, pursuant to Section 80B-2 or 80E-2.
2. For the maximum Building Height, Floor Area Ratio, and number of dwelling units per acre for a Planned Development Area, see Section 60-30.
3. In any Enterprise Protection Subdistrict, there shall be a maximum of eight (8) dwelling units per acre and a minimum lot size of one (1) acre.

TABLE F - Greater Mattapan Neighborhood District - Neighborhood Business Subdistricts - Dimensional Regulations

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts		Community Commercial Subdistricts
	(LC)	(NS-1)	(NS-2)	(CC)
Maximum Floor Area Ratio	0.8	1	2	4
Maximum Building Height	35	35	45	55
Minimum Lot Size	none	none	none	none
Minimum Lot Per Dwelling Unit	none	none	none	none
Minimum Usable Open Space Per Dwelling Unit (sq. ft.) ⁽¹⁾	50	50	50	50
Minimum Lot Width	none	none	none	none
Minimum Lot Frontage	none	none	none	none
Minimum Front Yard ⁽²⁾	none	none ⁽³⁾	none ⁽³⁾	none ⁽³⁾
Minimum Side Yard ⁽⁴⁾	none	none	none	none

Footnotes to Table F

1. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on roofs of accessory buildings.
2. In a required front yard, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefore.

In a Neighborhood Business Subdistrict, every front yard requirement by this code shall be at grade level along every lot line on which such yard abuts.

3. See Section 60-37.1, Street Wall Continuity.
4. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
5. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
6. In a Community Commercial Subdistrict, no rear yard setback is required, except where a lot abuts a Residential Subdistrict, in which case the lot shall have a minimum rear yard setback of twenty (20) feet.

(As amended on March 3, 2008.)

TABLE G - Greater Mattapan Neighborhood District - Local Industrial, Neighborhood Institutional and Community Facilities Subdistricts - Dimensional Regulations

	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Maximum Floor Area Ratio	1.0	2.0	3.0
Maximum Building Height	35	55	55
Minimum Lot Size	none	none	none
Minimum Lot Area Per Dwelling Unit	none	none	none
Minimum Usable Open Space (Square Feet per Dwelling Unit)	50	50	50
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard	none	20	none
Minimum Side Yard	none	none	none
Minimum Rear Yard	20	none	20

TABLE H - Greater Mattapan Neighborhood District - Off-Street Parking Requirements

See Table Footnote: (1)

	Space(s) Per 1,000 Square Feet of Gross Floor Area
Banking and Postal Uses	1.0
Community Uses	1.0

Educational Uses	
Day Care Center	0.7
Elementary or Secondary School	0.7
Kindergarten	0.7
Other Educational Uses	1.0
Health Care Uses	1.0
Industrial Uses	0.5
Office Uses(2)	2.0
Public Service Uses	
Police Station	1.0
Fire Station	1.0
All other Public Service Uses	0
Research and Development Uses	1.0
Retail Uses ⁽²⁾	2.0
Service and Trade Uses ⁽²⁾	2.0
Storage Uses, Major	0.5
Transportation Uses	0.25
Vehicular Uses	0.5
Wholesale Uses	0.25

Footnotes to Table H

1. The provisions of this Table H do not apply to Proposed Projects that are subject to Large Project Review. See Section 60-37 (Off-Street Parking and Loading Requirements).
2. Except in a Community Commercial Subdistrict, 1.0 space is allowed. Except in a Neighborhood Shopping Subdistrict, 1.5 spaces are allowed.

(As amended on March 3, 2008.)

TABLE H - Continued

Greater Mattapan Neighborhood District - Off-Street Parking Requirements ⁽¹⁾

	If there are seats: (spaces per seat) ⁽²⁾	If there are no seats (spaces per 1,000 square feet of public floor area in structures)
Cultural Uses	0.2	2.0
Entertainment Uses	0.3	4.0
Funerary Uses		

Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
Places of Worship	0.25	4.0
Restaurant Uses		
Restaurant	0.3	4.0
Other Restaurant Uses	0.15	0.5
Open Space Uses		
Stadium	0.2	N/A
Other Open Space Uses	0.2	2.0

Footnotes to Table H — Continued

1. The provisions of this Table H do not apply to Proposed Projects that are subject to Large Project Review. See Section 60-3Z (Off-Street Parking and Loading Requirements).
2. Where benches are used, each two (2) linear feet of bench shall constitute one (1) seat.

TABLE H - Continued

Greater Mattapan Neighborhood District - Residential and Related Uses - Off-Street Parking Requirements ⁽¹⁾

	Spaces per Dwelling Unit ⁽²⁾
Dormitory/Fraternity Uses	0.5
Hotel and Conference Center Uses	0.7
Bed and Breakfast	1.0
Conference Center	2.0 ⁽⁴⁾
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	0.2
Group Care, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses ⁽³⁾	1.0

Footnotes to Table H — Continued

1. The provisions of this Table H do not apply to Proposed Projects that are subject to Large Project Review. See Section 60-37 (Off-Street Parking and Loading Requirements).
2. Where a use is not divided into Dwelling Units:
 - (a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;
 - (b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.
3. For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement for Proposed Projects under 50,000 square feet of gross floor area shall be 0.7 parking spaces per Dwelling Unit.
4. Spaces per 1,000 square feet of Gross Floor Area.

TABLE I - Greater Mattapan Neighborhood District - Off Street Loading Requirements

See Table Footnote: (1)

Gross Floor Area	Required Off-Street Loading Bays
0-15,000 square feet	0
15,001-49,999 square feet	1.0

1. The provisions of this Table I do not apply to Proposed Projects that are subject to Large Project Review. See Section 60-37 (Off-Street Parking and Loading Requirements).